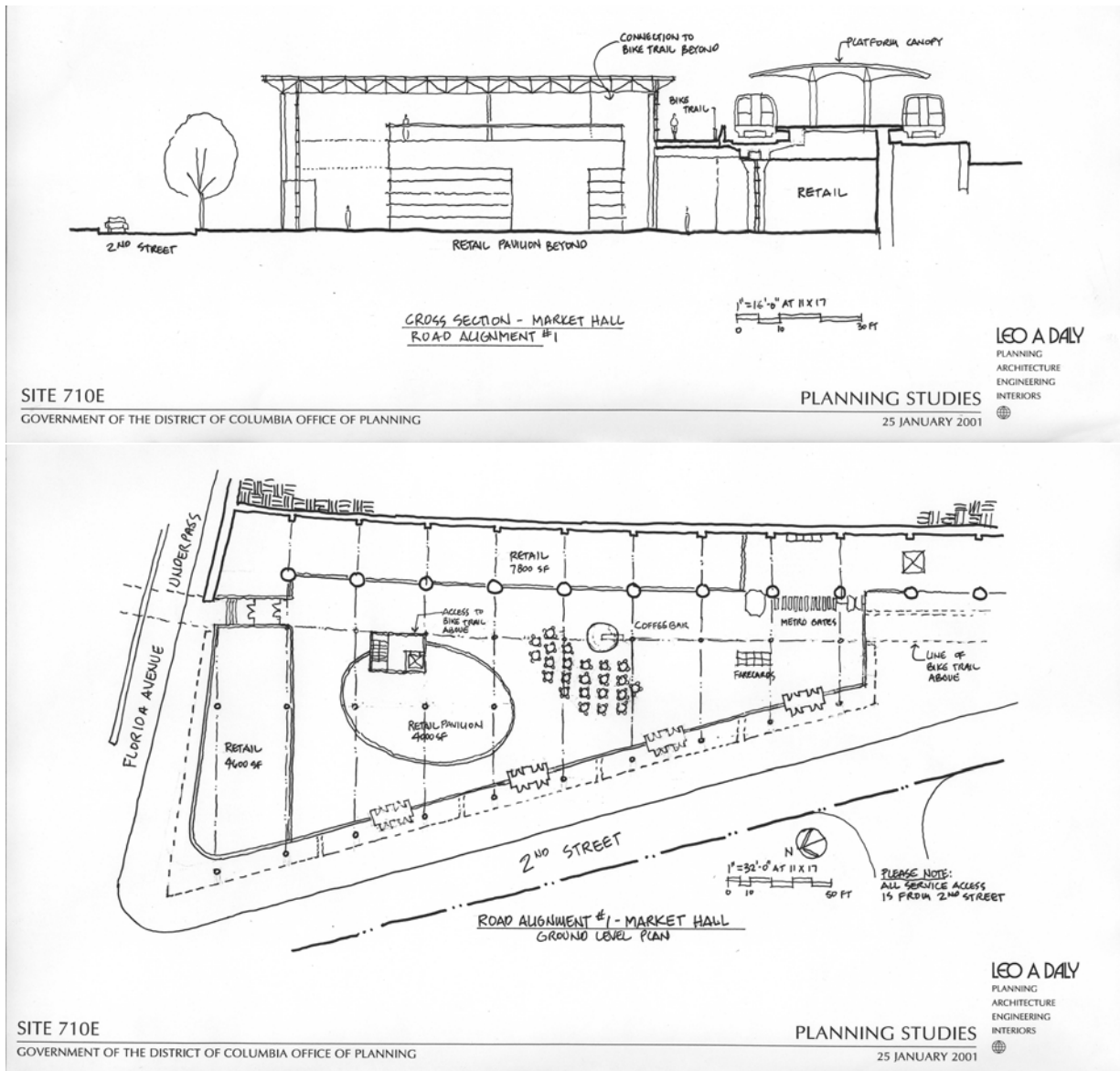


Square 710 E Development Activity

*** Government of the
 District of Columbia
 Anthony A. Williams, Mayor
 Office of Planning - March 28, 2003
 This map was created for planning
 purposes from a variety of sources.
 It is neither a survey nor a legal document.
 Information provided by other agencies
 should be verified where appropriate.



Legend	
Development Sites	
STATUS	
	Completed
	Planned
	Potential RFP
	Proposed
	RFP
	Under Construction



In any case, respondents are strongly encouraged to contact WMATA for a complete understanding of easement requirements and potential construction constraints as well as how full coordination with the New York Metro Station project might enable an expansion of the Property's development envelope and options. WMATA's point of contact is:

- John Thomas, Project Manager, New York Avenue Station
(202) 962-2493 / jthomas@wmata.com

The Property is not currently zoned. However, the surrounding area is zoned C-3-C, which is defined as medium-high density shopping and service area that generally offers the largest concentration of goods and services outside the Central Employment Area. This zoning permits by right development of 6.5 FAR with heights of up to 90.

The area is also identified in Chapter 17 of the Zoning Regulations as a receiving zone for Transferable Development Rights (TDR), which allows the purchase of extra density up to 9.5 FAR. Given the width of Florida Avenue, the maximum height of a building with TDR is 100 feet. However, as discussed above, the Property's development potential may be limited by the adjacent construction of the New York Metro Station.

IV. Preliminary Disposition Requirements

The NoMa plan and further study of the area have defined goals for development that should be fulfilled in RFEI responses. These include:

- Complement emerging development in the vicinity of the new Metro station with active uses, particularly ground floor retail and restaurants to serve transit riders, local workers, and area residents.
- If possible, accommodate one or several preferred uses that have been studied to date. These include retail, live/work units, space to accommodate smaller firms and start-ups, and/or a cultural component. These also include a development that is an enhanced point of entry to the Metro – possibly a retail hall that is part of an expanded station lobby, or a structure with indoor/outdoor restaurants and retail that creates an inviting public environment at the entry to transit.
- If possible, coordinate with WMATA to optimize this development opportunity.
- Development on the site must accommodate the Metropolitan Branch Trail.
- A high quality of architectural design should help identify the site as a gateway to this distinctive emerging precinct.
- The development should create an active street and public space environment along the new 2nd Street.

V. Submission Requirements

Respondents to this RFEI are requested to submit a Letter of Interest of no more than five pages and containing the following information by 4:00pm on May 22, 2003:

- *Description of Program*: Provide a description of the proposed uses or users. Describe how the uses will meet the "Preliminary Disposition Requirement" described above.
- *Description of Development Team*: Provide a description of the Development Team, its qualifications and experience with similar sites. Provide the development teams approach to developing the property including type of financing.
- *Description of Public & Economic Benefits*: Provide a narrative of the potential public benefits created by this reuse.

To make a final determination of use for the competitive disposition, the District will place great weight on the viability of the proposed development approach. Given the site's inherent value, direct District subsidy is discouraged.

All questions regarding this RFEI should be referred to:

- Cyril Crocker of the Office of the Deputy Mayor for Planning & Economic Development, (202) 727-6365
- Lara Belkind of the Office of Planning, (202) 442-7604

Respondents shall submit an original plus five (5) copies of the proposal by
Thursday, May 22, 2003 at 4:00 p.m. to:

Cyril Crocker
Office of the Deputy Mayor for Planning & Economic Development
Government of the District of Columbia
1350 Pennsylvania Avenue, NW
Room 317
Washington, DC 20009

- MORE -